177.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,300 / 643,300
					USE VALUE:	643,300 / 643,300
					ASSESSED:	643,300 / 643,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANDE ANTHONY J/FLORENCE M
Owner 2:	TRS/PIEDMONT TRUST
Owner 3:	
Street 1:	63 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRANDE ANTHONY J--ETAL -
Owner 2:	GRANDE FLORENCE M -
Street 1:	63 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 2059 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	243,500	800	399,000	643,300
Total Card	0.115	243,500	800	399,000	643,300
Total Parcel	0.115	243,500	800	399,000	643,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.40 | /Parcel: 312.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119838

GIS Ref

GIS Ref

Insp Date 08/31/18

Parcel ID 177.0-0006-0012.0

!13910!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,600	800	5,000.	399,000	643,400	643,400	Year End Roll	12/18/2019
2019	101	FV	210,600	800	5,000.	393,300	604,700	604,700	Year End Roll	1/3/2019
2018	101	FV	210,600	800	5,000.	302,100	513,500	513,500	Year End Roll	12/20/2017
2017	101	FV	210,600	800	5,000.	285,000	496,400	496,400	Year End Roll	1/3/2017
2016	101	FV	210,600	800	5,000.	262,200	473,600	473,600	Year End	1/4/2016
2015	101	FV	197,500	800	5,000.	245,100	443,400	443,400	Year End Roll	12/11/2014
2014	101	FV	197,500	800	5,000.	225,700	424,000	424,000	Year End Roll	12/16/2013
2013	101	FV	197,500	800	5,000.	225,700	424,000	424,000		12/13/2012

PRINT

Date	Time
12/11/20	03:48:03

LAST REV

Date	Time
10/02/18	12:09:17
mmcmakin	

PAT ACCT. 13910

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANDE ANTHONY	49765-574		7/12/2007	Family	1	No	No		
	9121-531		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	345	PATRIOT
10/16/2008	Meas/Inspect	345	PATRIOT
11/5/2000	Hearing N/C	189	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	140.894
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330904
Depreciation:	87359
Depreciated Total:	243545

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

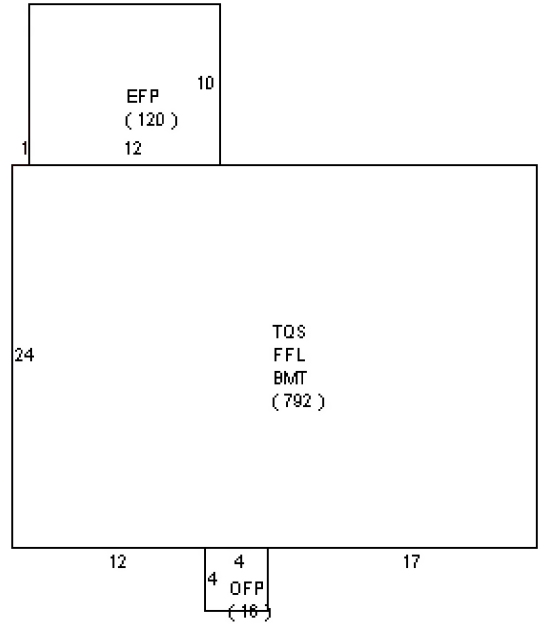
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.89
Special Features:	0	Val/Su Net:	105.23
Final Total:	243500	Val/Su SzAd	175.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	65.620	51,972
FFL	First Floor	792	140.890	111,588
TQS	3/4 Story	594	140.890	83,691
EFP	Enclos Porch	120	49.610	5,953
OFP	Open Porch	16	43.730	700

Net Sketched Area:	2,314			Total:	253,904
Size Ad	1386	Gross Are	2512	FinArea	2059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X26	G	AV	1960	4.31	T	40.8	101			800			800
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800